



## TROPHY SINGLE-TENANT ABSOLUTE NNN - 20-YR CORPORATE LEASE

BRAND NEW STORE - LOCATED ON ONE OF ORLANDO'S MOST DOMINANT RETAIL CORRIDORS

3209 E Colonial Dr, Orlando, FL 32803





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# PROPERTY OVERVIEW

We are pleased to present to qualified investors an opportunity to purchase a trophy, single-tenant NNN in Orlando, FL with premium tenant Del Taco in a brand-new build-to-suit building on a 20-year corporate-backed lease (fee simple – land & building).

Founded in 1964, today Del Taco serves more than three million guests each week at its ~600 restaurants across 16 states. Del Taco recently became a subsidiary of Jack in the Box (NASDAQ: JACK) in 2022, a publicly-traded, S&P 600 company that lends even more financial backing to the strength of this lease. Combined the company has more than 2,800 locations across 25 states.

This property is located at one of the most premier retail locations in the country at the intersection of E Colonial Drive (State Route 50) and Maguire Boulevard in the heart of Orlando, FL. Adjacent to national retailers Floor & Décor, Macy's, and Dillard's; this site is also next to traffic draws that include Target, Burlington, ALDI, PetSmart, Joann Fabric, Marshalls, Bealls, Ulta, Total Wine, Big Lots, Sprouts, Five Below, Petco, Hobby Lobby, Bath & Body Works, Ross, and Dick's Sporting Goods. As further testament to this class-A location, the site sees over 83,000 Cars Per Day at the signalized intersection. Additional national retailers nearby also include Planet Fitness, Crunch Fitness, LongHorn Steakhouse, Panera Bread, Chipotle, Starbucks, Pei Wei, Chick Fil-A, Noodles and Company, Goodyear, Take 5, Firestone, Verizon, T-Mobile, Hot Topic, Sunglasses Hit, Old Navy, and Men's Wearhouse.

This is a rare opportunity to purchase a brand-new trophy, single tenant absolute NNN Del Taco on world-class real estate in an income tax-free state.

### Parcel Details:



Parcel No. (APN)  
**TBD**



Building Size  
**2,304 SqFt**



Lot Size  
**0.66 Acres**



# INVESTMENT HIGHLIGHTS

- **Absolute NNN Corporate Lease – Brand New 2024 Store**
  - 20 Year Lease Term – Fee Simple (Land & Building)
- **World-Class Trophy Hard Corner Location**
  - E Colonial Dr (SR 50)/Maguire Blvd with 83,000 VPD
- **Del Taco (NASDAQ: JACK) – Jack in the Box Inc.: S&P 600 Component**
  - \$1.47 Billion Revenues in 2023
- **Orlando, Florida – Income Tax - Free State**
  - Population of 307,113 in a 5-Mile Radius
  - Average HHI \$123,491 in a 3-Mile Radius
- **Nearby Major Traffic-Generating Retailers** - Include Target, Burlington, ALDI, PetSmart, Joann Fabric, Marshalls, Bealls, Ulta, Total Wine, Big Lots, Sprouts, Five Below, Petco, Hobby Lobby, Bath & Body Works, Ross, Dick's Sporting Goods, and Others
- **Scheduled Rental Increases – Brand New Construction**
  - Tenants Pays for CAM, Tax, Insurance, and Responsible for Roof/Structure
- **Legacy Coupon Clipper Asset – Premier Pride of Ownership**
  - Zero Management Expenses
  - 2,304 SF Building on 0.66 Acres
  - Attractive 10% Fixed Increases Every 5 Years – Hedge against Inflation



# AERIAL



BUILDING SIZE  
2,304 SF

LAND SIZE  
0.66 ACRES

# LEASE ABSTRACT

Tenant	Del Taco LLC*
Rent Commencement	Q2 2024
Remaining Term	20 Years
Base Rent	\$150,000
Rental Adjustments	Year 6: 10% Increase (\$165,000) Year 11: 10% Increase (\$181,500) Year 16: 10% Increase (\$199,650)
Option Periods	Four 5-Year Options: Year 21: 10% Increase (\$219,615) Year 26: 10% Increase (\$241,577) Year 31: 10% Increase (\$265,734) Year 36: 10% Increase (\$292,308)
Lease Type	Fee Simple Absolute NNN
Roof & Structure (Capital Improvements/Repairs)	Tenant Responsible

\*Subsidiary of Jack in the Box (Nasdaq: JACK); S&P 600 Component; \$1.47 Billion Revenues



# OFFERING SUMMARY

List Price	\$3,529,412
Cap Rate	4.25%
Annual Rent	\$150,000
Taxes	Net
Insurance	Net
CAM	Net
Admin Fee (Tenant Pays)	10%

# DEMOGRAPHICS

## 1 MILE RADIUS:



Total Population: **9,173**

Households: **4,919**

Daytime Population: **11,295**

Median Age: **37.6**



Average Household Income: **\$117,737**

Median Household Income: **\$93,543**

## 3 MILE RADIUS:



Total Population: **124,778**

Households: **58,647**

Daytime Population: **134,890**

Median Age: **38.8**



Average Household Income: **\$123,491**

Median Household Income: **\$91,962**

## 5 MILE RADIUS:



Total Population: **307,113**

Households: **136,399**

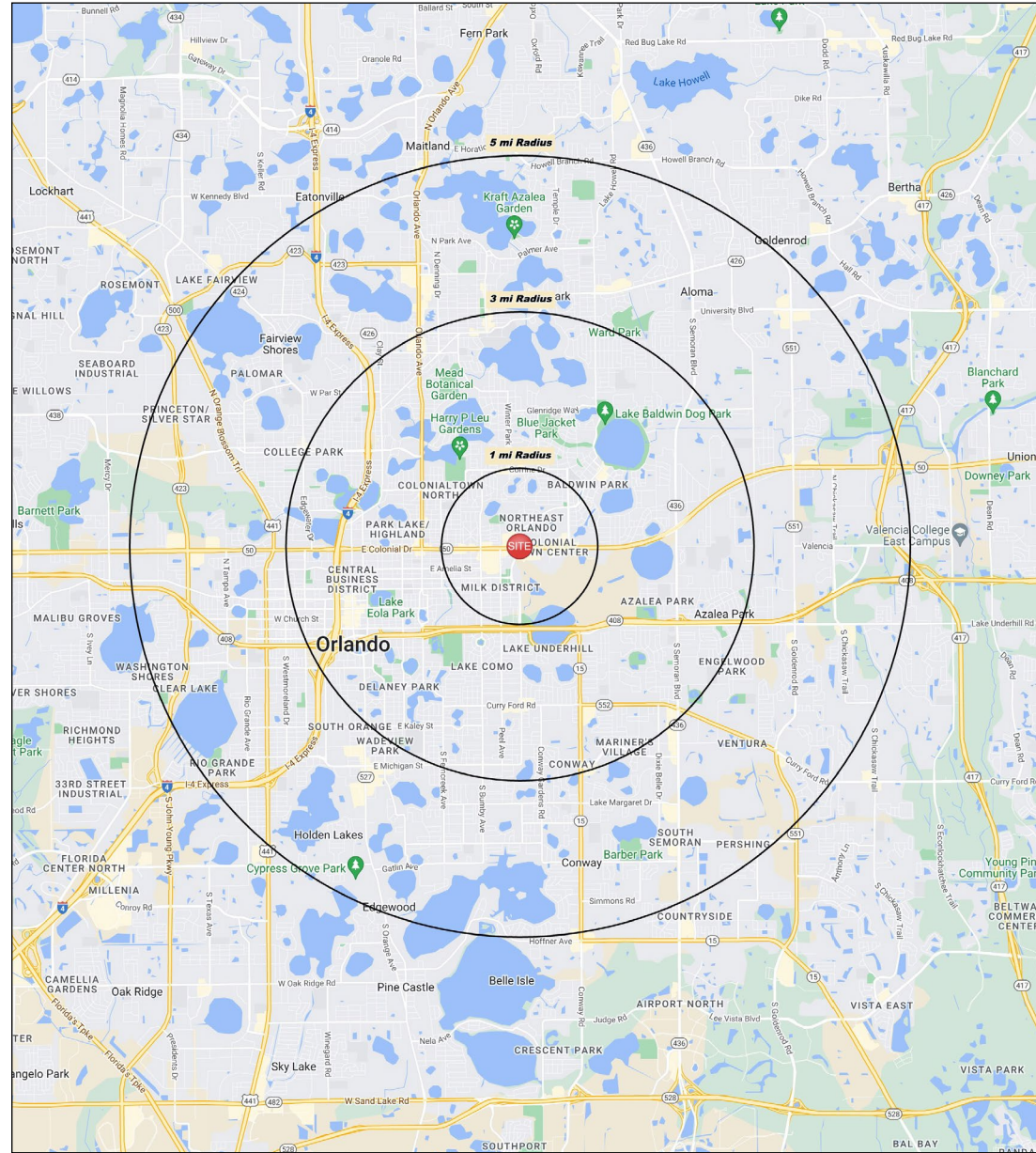
Daytime Population: **285,605**

Median Age: **38.8**

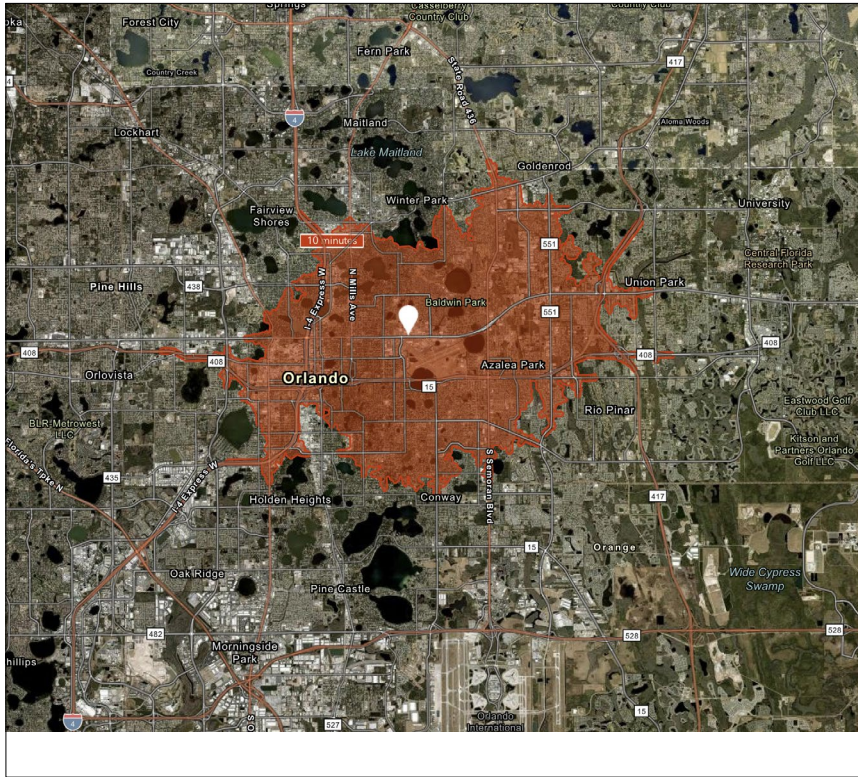


Average Household Income: **\$111,123**

Median Household Income: **\$82,030**



# DEMOGRAPHICS - 10 MINUTE DRIVE TIME



## KEY FACTS

**183,436**

Population

**37.2**

Median Age

**\$62,895**

Median Household Income

**277,908**

Daytime Population

## TAPESTRY SEGMENTS

### Metro Renters

10,926 Households

#### Socioeconomic Traits

Well-educated consumers, many currently enrolled in college. Willing to take risks and work long hours to get to the top of their profession.

#### Household Types

Over half of all households are occupied by singles, resulting in the smallest average household size among the markets, 1.67.

#### Typical Housing

Multi-unit Rentals

### Emerald City

8,649 Households

#### Socioeconomic Traits

Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.

#### Household Types

Single-person and nonfamily types make up over half of all households.

#### Typical Housing

Single Family; Multi-units

### Young & Restless

7,706 Households

#### Socioeconomic Traits

Young workers, some still completing their education, employed in professional and tech occupations, sales, and office support roles. Top 5 markets for renters, movers, college enrollment, and labor force participation rate.

#### Household Types

Primarily single-person households with some shared households.

#### Typical Housing

Multi-unit Rentals

## TOTAL RETAIL SALES

Includes F&B



**\$1,844,862,996**

## EDUCATION

Bachelor's Degree or Higher



**44%**

## OWNER OCCUPIED HOME VALUE

Average



**\$426,919**

## ANNUAL HOUSEHOLD SPENDING

**\$3,628**

Eating Out

**\$2,148**

Apparel & Services

**\$6,429**

Groceries

**\$260**

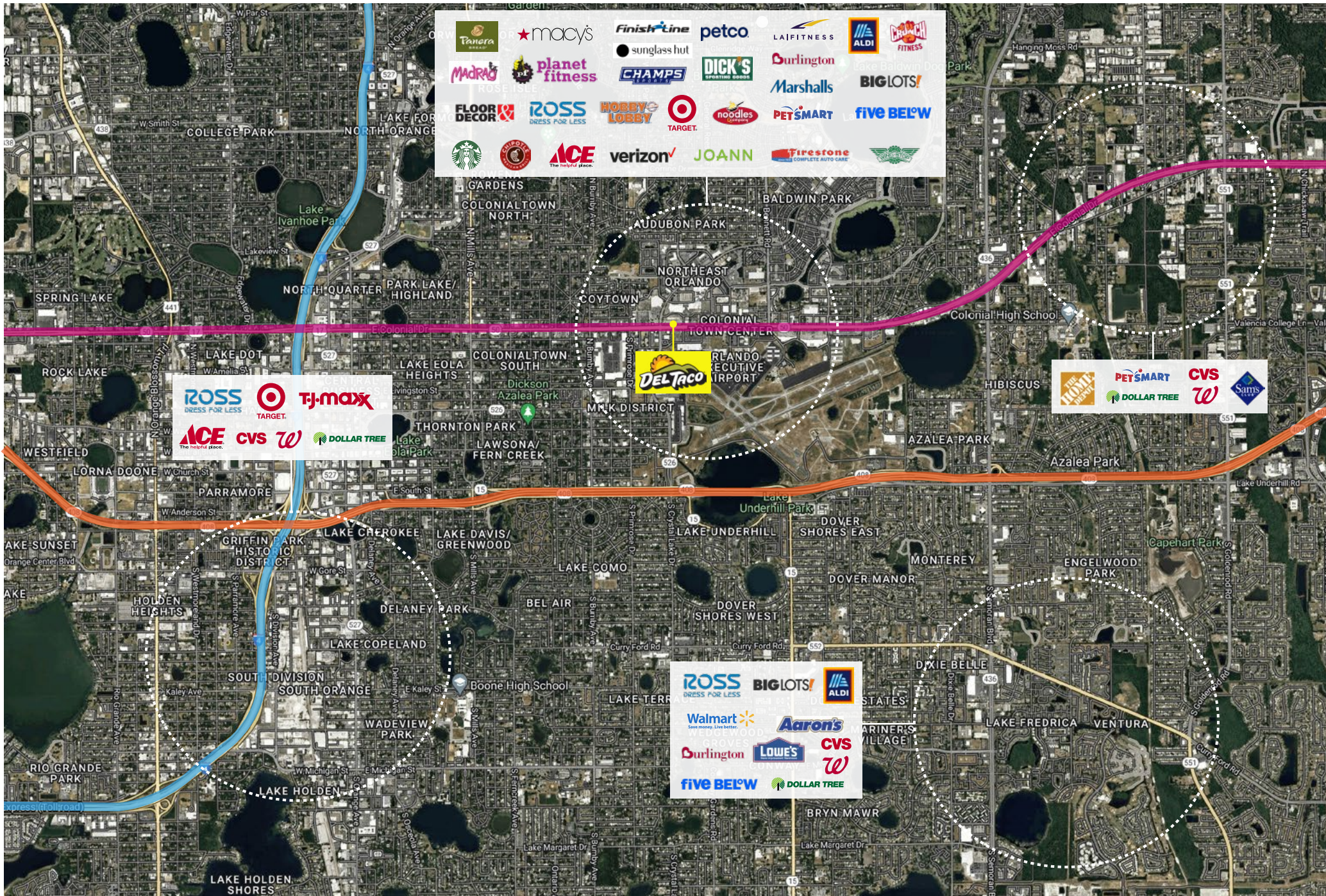
Computer & Hardware

**\$6,497**

Health Care



# AREA OVERVIEW



# TROPHY SINGLE-TENANT ABSOLUTE NNN - Del Taco

- Building Size - 2,304 SF
- Lot Size - 0.66 Acres



# TENANT OVERVIEW



For over 60 years, Del Taco has served fresh food at an unbeatable value, featuring high-quality ingredients such as handmade salsa, slow-cooked lard-free beans, and freshly grilled marinated chicken. The Mexican-inspired and classic American dual menu is one of the many reasons Del Taco is the second-leading brand in the Mexican QSR+ category. With nearly 600 locations in 16 states, Del Taco has a strong presence across the country and plenty of space to grow.

**\$1,536,948**  
AVERAGE UNIT VOLUME

**9 YEARS**  
CONSECUTIVE SAME-STORE  
SALES GROWTH

**60+**  
NUMBER OF YEARS  
IN BUSINESS

## COMPANY OVERVIEW

Type	Public (NASDAQ: JACK)
Headquarters	Lake Forest, CA
Founded	1964
Locations	~600
Website	deltaco.com

**2nd Largest Mexican-American QSR Chain by Units in the U.S.**

**Serving over 3 Million Guests a Week**

## DEFINING THE QSR+ CATEGORY

**QUICK SERVICE  
SPEED OF SERVICE  
AND VALUE PROPOSITION**

Strong Value Propostion

Convenience and Speed

Drive Thru Option

24-Hour Service Model

**FAST CASUAL  
HIGH QUALITY FOOD  
& DINING EXPERIENCE**

Working Kitchen

Fresh Ingredients

High Quality Food

Differentiated Guest Experience

# CITY OVERVIEW

## Orlando, FL



The Orlando MSA is a vibrant and dynamic region located in Central Florida, known for its unique blend of world-famous attractions, natural beauty, and a thriving economy. The metro is among the largest and fastest growing in Florida, with a population of more than 2.6 million residents. It is also one of the nation's most popular tourist destinations with roughly 75 million visitors annually.

As one of the most popular tourist destinations in the United States, the Orlando MSA is home to iconic theme parks such as Walt Disney World, Universal Orlando Resort, and SeaWorld Orlando. Beyond its tourist attractions, the region boasts a diverse and growing economy, with a focus on industries like technology, healthcare, and entertainment. Its sunny climate, picturesque lakes, and a wealth of cultural offerings make it an

appealing place to live and work. The Orlando MSA has a rich and multifaceted character that appeals to both residents and visitors, making it a pivotal economic and cultural hub in Florida.

- Florida has low state and local taxes in addition to no state personal income tax, attracting businesses to the region.
- Orlando was the fastest-growing market by population in Florida between 2021 and 2022, according to a new series of estimates for population and housing units from the U.S. Census Bureau.
- Orlando has seen the job market increase by 3.9% over the last year. Future job growth over the next ten years is predicted to be 51.0%, which is higher than the US average of 33.5%.



# CITY OVERVIEW

## Economy Snapshot

- 80%+ of Workers Are Employed Outside of Leisure & Hospitality  
U.S. Bureau of Labor Statistics, 2023
- No. 2 in the Country for Job Growth  
U.S. Bureau of Labor Statistics, 2022
- 1000+ People per Week Added to the Population  
U.S. Census Bureau
- Passenger volume through Orlando International Airport continued its robust growth through the third quarter and is on pace to record double-digit growth in the fiscal year ending September 2023.

## Tourism

New research by Tourism Economics found that as a result of 74 million visitors in 2022, the region's travel and tourism industry generated a total economic impact of 87.6 billion dollars, a 31% increase over 2021.



According to Adam Sacks, president of Tourism Economics, “Orlando’s 2022 visitor spending is 16% higher than 2019 levels, which is remarkable against the backdrop of national performance where travel spending barely reached pre-pandemic levels in 2022.”

Tourism Economics’ data also found that for 2022, state and local taxes collected from visitor activity increased by \$900 million, reaching \$6.2 billion in 2022, 17% increase over 2021. This revenue funds essential services in the region, such as fire and law enforcement personnel, schoolteachers, and infrastructure, saving an average of \$7,500 per household in taxes.

## Top 10 Employers

Company	City	County	Industry
Walt Disney World Resort	Lake Buena Vista	Orange	Leisure & Hospitality
Universal Orlando Resort	Orlando	Orange	Leisure & Hospitality
Orlando Health	Orlando	Orange	Healthcare
University of Central Florida	Orlando	Orange	Education
Lockheed Martin	Orlando	Orange	Aerospace / Defense
Siemens Energy	Orlando	Orange	Manufacturing
Darden Restaurants	Orlando	Orange	Restaurants
SeaWorld Parks & Entertainment	Orlando	Orange	Leisure & Hospitality
Marriott Vacations Worldwide	Orlando	Orange	Leisure & Hospitality
Valencia College	Various	Various	Education



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